

Highlands Planning Department

Serving: Putnam County, Monterey, & Sparta

Kevin Rush, Planning Director

67 South Elm Ave.

Cookeville, TN 38501

Tel: (931) 372-0070 Fax: (931) 372-0071

Kevin.rush@putnamcountyttn.gov

AGENDA

PUTNAM COUNTY REGIONAL PLANNING COMMISSION

AUGUST 1, 2023

The Putnam County Regional Planning Commission meeting will be August 1, 2023, at the Cookeville Community Center at 6:00 PM.

ITEM 1: CALL TO ORDER AND ROLL CALL.

ITEM 2: APPROVE THE AUGUST 1, 2023, AGENDA.

ITEM 3: MINUTES OF THE JULY 11, 2023

ITEM 4: PUBLIC COMMENTS ON AGENDA ITEMS

ITEM 5: REVIEW OF APPROVED PRELIMINARY PLATS

- **Mountain Brooke Subdivision Preliminary Plat**, Vick Surveying. Conditional preliminary approval 12/8/2020.
- **Glen Oaks Preliminary Plat**, Whittenburg Surveying. Conditional preliminary approval 6/1/2021. Phase I was a single lot approved administratively. Phase II remaining.
- **Pippin Estates Preliminary Plat**, Maples Surveying. Conditional preliminary approval 12/7/2021. Phase II remaining.
- **Beechtree Park Preliminary Plat**, Vick Surveying. Conditional preliminary approval 6/7/2022.
- **Cane Creek Farms Preliminary Plat**, Batson, Himes, Norvell & Poe Surveying. Conditional preliminary approval 6/7/2022.
- **Brownstone Estate Preliminary Plat**, Clinton Surveying. Conditional preliminary approval 10/4/2022.
- **Watermark Subdivision Preliminary Plat**, Maples Surveying. Conditional preliminary approval 3/7/2023.

ITEM 6: ACCEPTANCE OF NEW STREETS:

- None

ITEM 7: OUTSTANDING LETTERS OF CREDIT:

- Autumn Woods (two \$70,000 LOC for the road and one \$15,000 for electric)
- Forsythia Farms (\$225,000.00 for the roads)
- Lafever Subdivision (\$50,000 for the waterlines and hydrants)

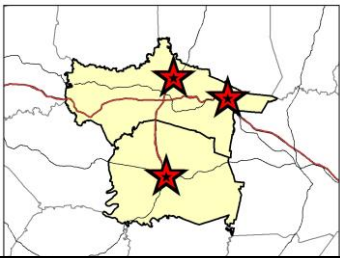
___ Jere Mason (C)
___ David Mattson

___ Dale Moss (Sec)
___ Ted McWilliams

___ Adam Johnson
___ Phil Wilbourn

___ Jeff Jones
___ Terry Randolph (V-C)

___ Jim Martin
___ Patrick Rinks



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ITEM 8: ADMINISTRATIVELY APPROVED PLATS:

A. VINCENT AND GAIL MERCHANT DIVISION, VICK SURVEYING

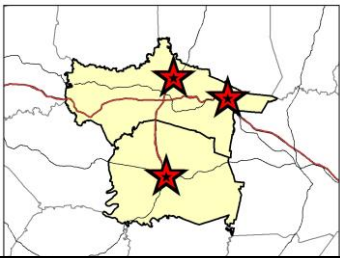
This plat was to divide parcel 112-026.13 (3.5 acres) on Thomas Twin Oaks Rd and Warren Henley Road into one lot fronting each road. Lot 1 on Warren Henley Road was 1.61 acres and the lot on Thomas Twin Oaks Rd was 1.89 acres.

B. ALLEN-JARVIS COMBINATION, CLINTON SURVEYING

Combined parcels 116-016.00 and 116-017.00 at the corner of Austin Bottom Rd and Little Bennett Rd into one 1.41 acre lot.

C. MICHAEL PERHAY PROPERTY, WIGGINS SURVEYING

Divided one 1.71-ac lot on Village Road into 2 lots. The house lot (addressed 4874 Village Road) will be 1.068 acres. The new vacant lot will 0.649 acres.



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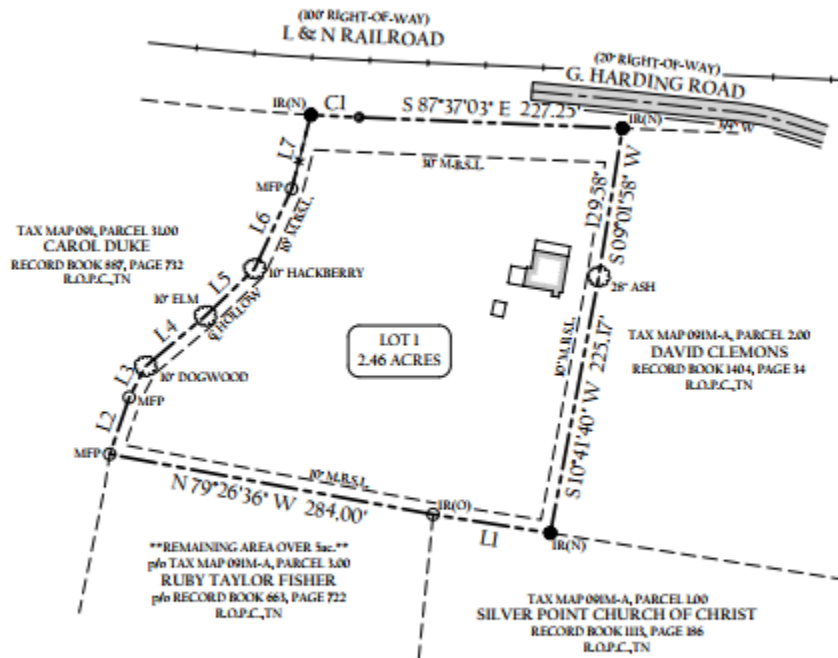
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ITEM 9: SUBDIVISION PLATS:

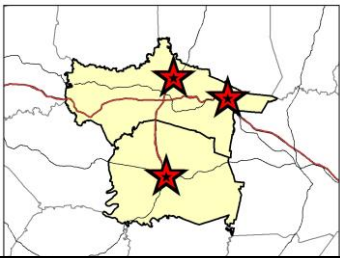
A. RECONSIDERATION OF THE RUBY TAYLOR FISHER FINAL PLAT, WHITTENBURG SURVEYING

This plat was conditionally approved in January. From the minutes of that meeting:

This plat is create one 2.46-acre lot from an 8.8 acre tract ([091M A 003.00](#)). The lot will be on G Harding Road, which is a 370 foot long, 12-foot wide tar and chip county road with some of the right-of-way being on the railroad right-of-way and the rest being 20 foot wide.



The discussion on this plat focused on the county road being on the railroad right-of-way. Planning Director Rush stated that he was concerned that if the railroad ever decided to close the right-of-way, this lot would be stuck without any access at all. Randy Jones stated that there is no record of any agreement between the county and the railroad with regard to maintained access for the road. Dale Moss stated the road may have been to serve a cell tower on the Clemons tract. Jere Mason stated that in his dealings with the railroads while working for the gas department, they were very protective of the right-of-way and would limit what was done on the right-of-way. He recommended the developer get a letter from the railroad stating that they were aware of the road on the right-of-way and they would not close the County Road or prevent access to the lot.



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After much discussion, Dave Mattson moved to grant conditional approval subject to a letter from the railroad as per Jere's recommendation. Motion was seconded and unanimously approved.

The railroad has not been willing to give them a letter as the planning commission required. The surveyor asked attorney William Birdwell to investigate the matter on behalf of the developer. Mr. Birdwell drafted a letter with several court cases that indicate the railroad could only close the county road for a temporary period for purposes as related to the operation of the railroad. County Attorney Jeff Jones and I came up with the following plat note that could be added to the plat.

Special Note: L & N is currently the holder of the railroad right-of-way easement shown hereon. G. Harding Road is a county road and is listed on the official 2023 Putnam County Road Inventory. Future purchasers of the property located on this plat should be aware of the co-location of these items and are encouraged to conduct all due diligence related to the roads, easements, and property thereon.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.44'	41.92'	41.92'	S 92°04'48"	70°17'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°02'37" W	82.40'
L2	N 8°54'39" E	31.87'
L3	N 77°42'49" E	30.29'
L4	N 47°37'40" E	67.48'
L5	N 46°09'11" E	38.87'
L6	N 24°49'44" E	73.80'
L7	N 14°13'12" E	66.00'

SPECIAL NOTE
L&N IS CURRENTLY THE HOLDER OF THE RAILROAD RIGHT-OF-WAY EASEMENT SHOWN HEREON. G. HARDING ROAD IS A COUNTY ROAD AND IS LISTED ON THE OFFICIAL 2023 PUTNAM COUNTY ROAD INVENTORY. FUTURE PURCHASERS OF THE PROPERTY LOCATED ON THIS PLAT SHOULD BE AWARE OF THE CO-LOCATION OF THESE ITEMS AND ARE ENCOURAGED TO CONDUCT ALL DUE DILIGENCE RELATED TO THE ROADS, EASEMENTS, AND PROPERTY THEREON.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEEDS, RESTRICTIONS OR COVENANTS ON THE PROPERTY.
DATE _____ OWNER _____

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION.
DATE _____ LICENSED SURVEYOR _____

CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD
I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHT-OF-WAYS ARE APPROPRIATE.
DATE _____ PUTNAM COUNTY ROAD SUPERVISOR _____

CERTIFICATE OF THE APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF RECURRENCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
DATE _____ SECRETARY/RESIDENT PLANNING COMMISSION _____

GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
4. THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
5. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR ELIMINATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREON.
6. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
7. ACCORDING TO FEMA FLOOD HAZARD INSURANCE MAP #460275D DATED 09-06-2002, NO PORTION OF THIS PROJECT LIES WITHIN A FLOOD HAZARDOUS AREA.

LEGEND
IRON REBAR (CUT)
1/2" IRON REBAR (NEW)
NON-ADJACENT POINT
METAL FENCE POST
TREE
FENCE LINE
UTILITY POLE
WATER LINE
MINIMUM BUILDING SETBACK LINE
RECORDING OFFICE
PUTNAM COUNTY, TN
R.O.P.C., TN
ASPHALT SURFACE

TOTAL AREA = 2.46 ACRES

PARCEL REFERENCE
BEING A PORTION OF PARCEL 100, AS SHOWN ON PUTNAM COUNTY TAX MAP 0800-A.

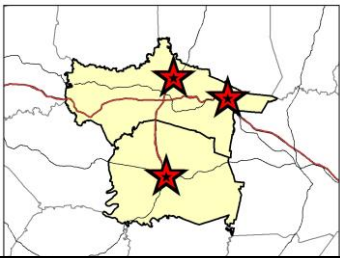
DEED REFERENCE
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RUBY TAYLOR FISHER, OF RECORD IN RECORD BOOK 661 PAGE 722, R.O.P.C., TN.

FINAL SUBDIVISION PLAT
RUBY TAYLOR FISHER DIVISION
100 CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	2.46
NUMBER OF LOTS:	1	JOB NUMBER:	25-11
PARCEL #:	0800A-PARCEL 100	DATE:	02-25-2023
ADDRESS:	1000 G. HARDING ROAD	SCALE:	1"=40'

OWNERS
RUBY TAYLOR FISHER
30 FISHER AVENUE
CARTHAGE, TN 37030

SURVEYOR
TAYLOR & BILLY
WHITTENBURG LAND SURVEYING
244 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-0000



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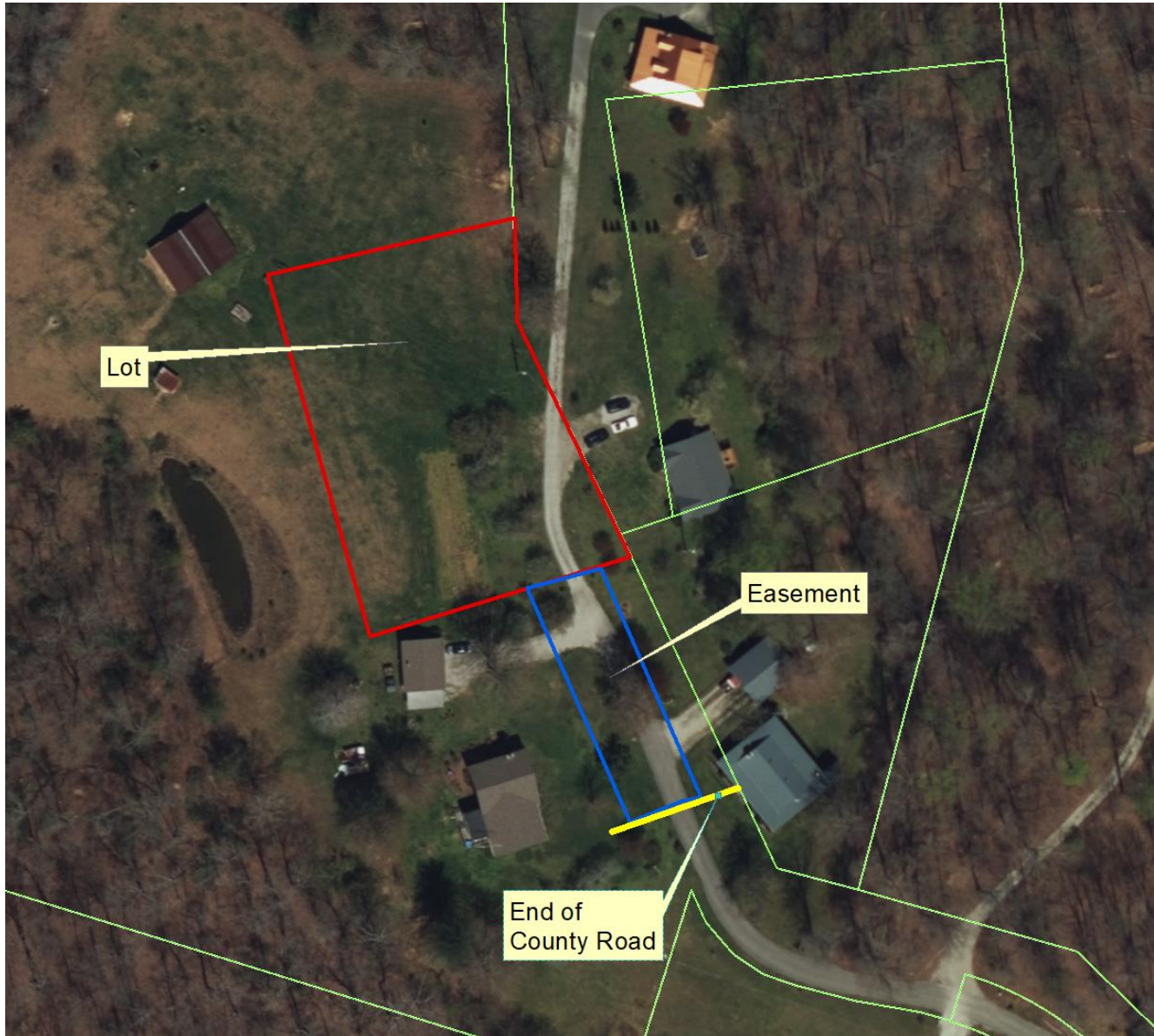
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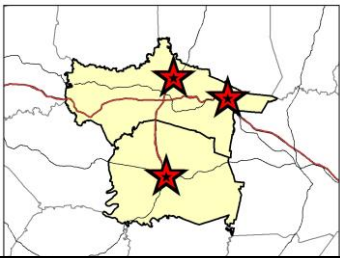
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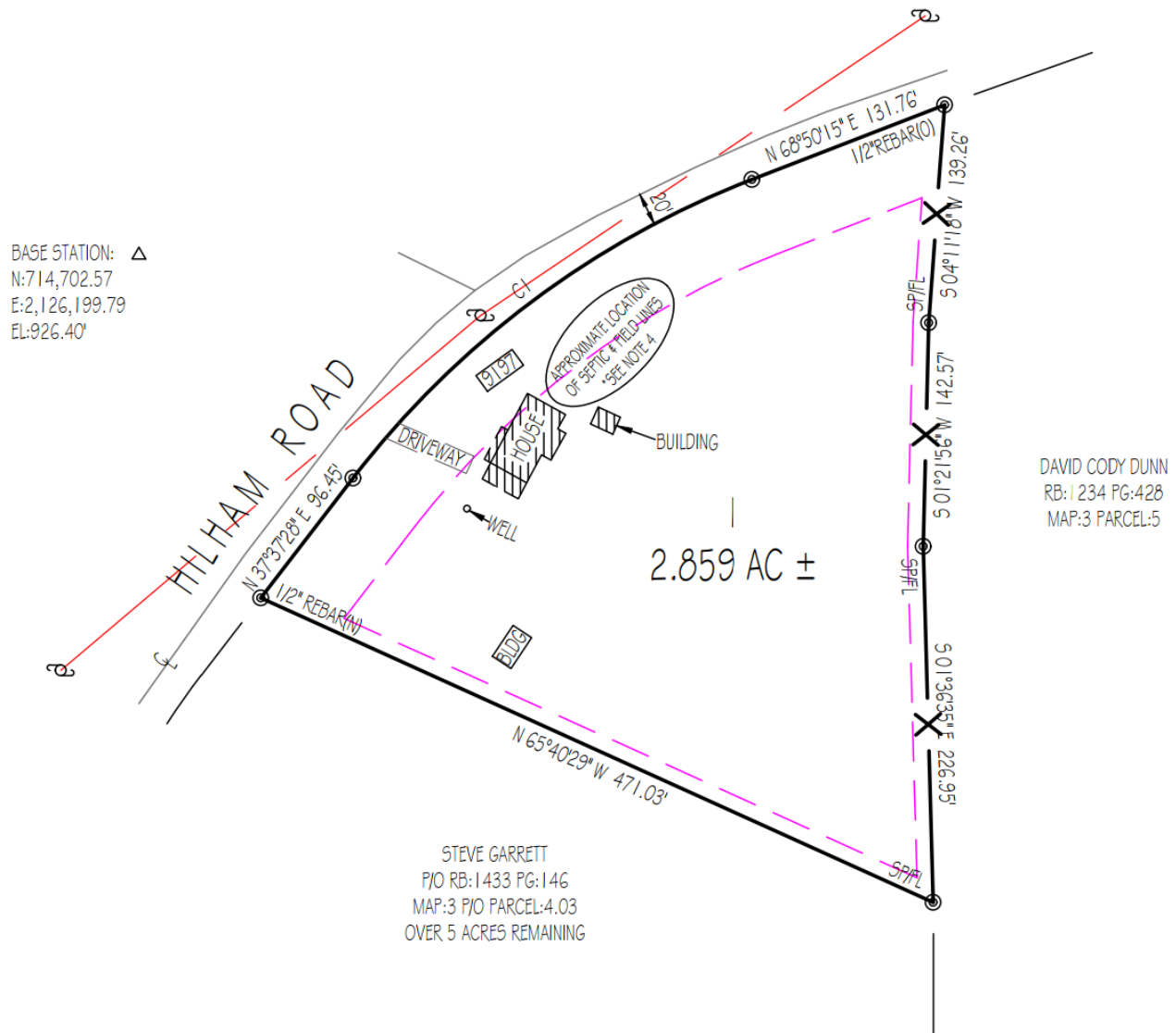
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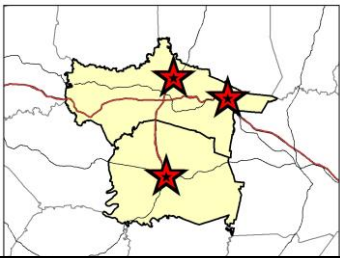
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C. STEVE GARRETT DIVISION FINAL PLAT, MAPLES SURVEYING

This proposed subdivision plat consists of 1 lot with a house (9197 Hilham Road) on State Hwy 136. The remaining property is over five (5) acres. The house slightly encroaches into the front setback. There is no water line and is serviced by a well.

[TN Property Map](#)





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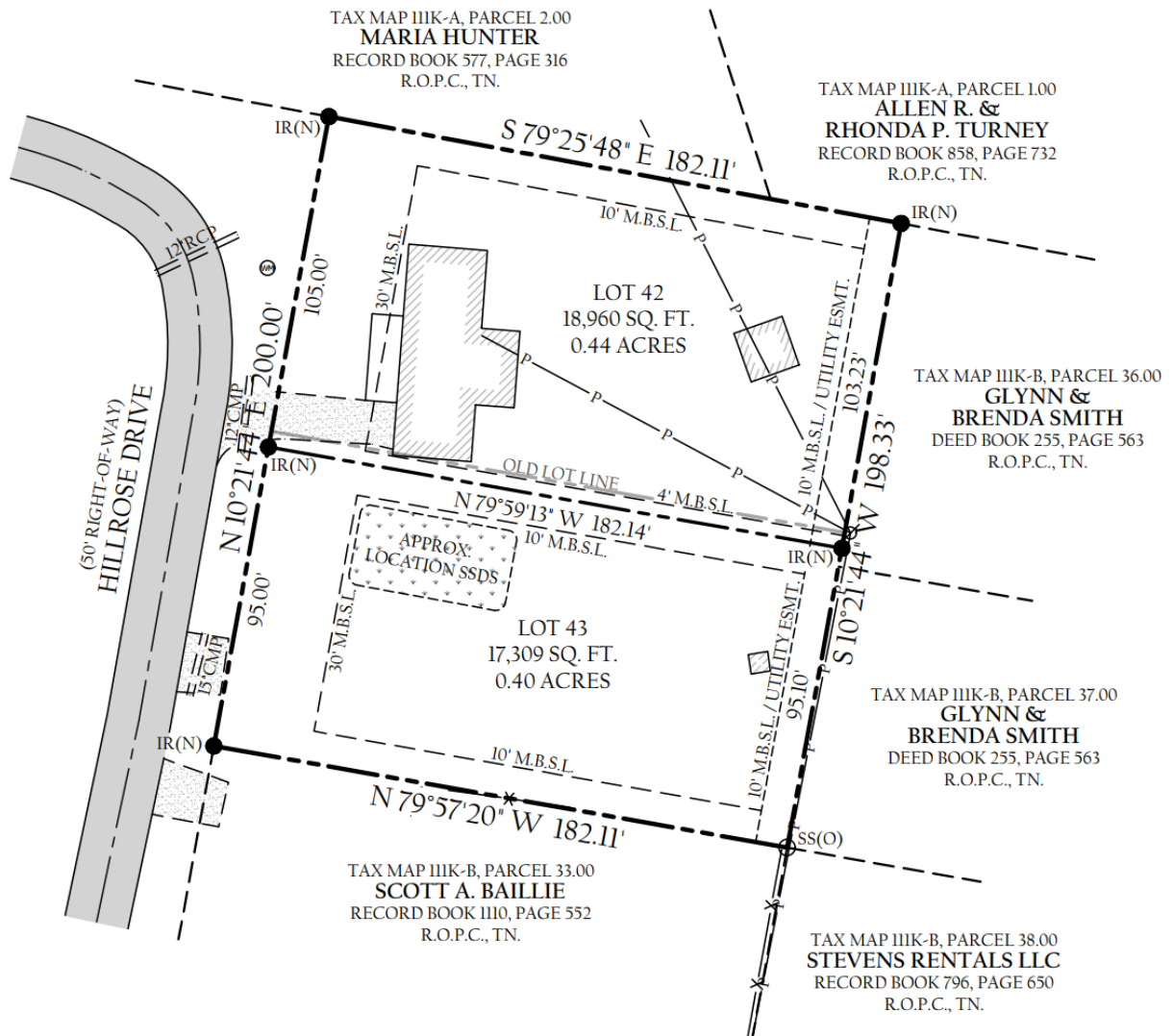
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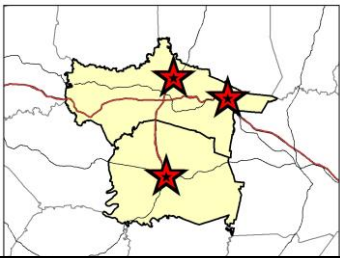
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D. REDIVISION OF LOTS 42 & 43 HILLROSE SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING

This is a line adjustment between two lots (lot 42 and lot 43) in the Hillrose Subdivision. This subdivision was platted and recorded in 1973. The lots, before any adjustments, were both below the current 20,000 sq. ft. minimum lot size. This plat will correct an encroachment by the house shown on lot 42 into lot 43. The new line gives the house a 4-foot side setback, instead of the normal 10, because a 10-foot setback would have dropped lot 43 to approximately 16,500 sq. ft. of lot area.

[TN Property Map](#)





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ITEM 10: Other Business:

- **Discussion on public comment requirements.**

ITEM 11: STAFF REPORTS

- Report from Chairman:
- Report from Planning Commission Engineer
- Report from Planning Director:
- Report from other Members

ITEM 12: ADJOURNMENT

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JULY 11, 2023**

The Putnam County Regional Planning Commission met on July 11, 2023, at the Cookeville Community Center at 6:00 PM. Members present were Vice-Chair Terry Randolph, Secretary Dale Moss, Jeff Jones, Jim Martin, David Mattson, and Phil Wilbourn. Members absent were Chairman Jere Mason, Adam Johnson, and Ted McWilliams. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Larry Stone with Stonecom Communications, Charles Whittenburg of Whittenburg Surveying, Rusty Norrod with Clinton Surveying, Kelly Averitt, and Jim Herrin from the Herald-Citizen.

ITEM 1: CALL TO ORDER AND ROLL CALL.

Vice-Chairman Terry Randolph called the meeting to order after a quorum was established.

ITEM 2: APPROVE THE JULY 11, 2023 AGENDA.

Planning Director Rush stated that County Attorney Jeff Jones suggested moving the public comments, Item 12 to between the Items 3 and 4 on the agenda. Jim Martin moved to approve the agenda for the July 11, 2023 meeting with Item 12 being moved as suggested. Motion was seconded and approved unanimously.

ITEM 3: MINUTES OF THE MAY 2, 2023 MEETING.

The planning commission did not meet during the month of June 2023. Dale Moss moved to approve the May 2, 2023 Minutes. Motion was seconded and approved unanimously.

ITEM 12: PUBLIC COMMENT ON AGENDA ITEMS

No one from the public spoke regarding any of the items on the agenda.

ITEM 4: SUBDIVISION REGULATIONS AMENDMENTS.

Public Hearings were held at the May 2, 2023 meeting on the following proposed subdivision regulations amendment resolutions but action was deferred until the next meeting. After short review of the proposed subdivision amendments, Jim Martin moved to approve the amendments as presented. Motion was seconded and approved unanimously.

- A. **Resolution #2023-004** Change how setbacks are measured.
 - **No public comments.**
- B. **Resolution #2023-005** Change submittal deadline to 15th day of the month.
 - **The surveyors present did not have any issues with this proposed change. They only asked for some grace during the rest of the calendar year as they adjust.**
- C. **Resolution #2023-006** add 911 and county road certificate to administratively approved plats.
 - **No public comments.**

AMENDMENT 2023-004

**AN AMENDMENT TO THE PUTNAM COUNTY SUBDIVISION REGULATIONS REGARDING HOW
SETBACKS ARE MEASURED**

WHEREAS, as stated under *Section 13-3-403 of the Tennessee Code Annotated*, inclusive, authorizes the Putnam County Regional Planning Commission to revise the Subdivision Regulations that will protect the health, safety, and welfare of the general public; and

WHEREAS, a revision of the subdivision regulations is sometimes required because of changes to state law and/or because of Supreme Court of Tennessee or Supreme Court of the United States rulings; and

WHEREAS, a revision of the subdivision regulations can be made to clarify the regulations; and

WHEREAS, a public hearing was held on 05/02/2023, with public notice of public hearing published on 03/31/2023 in the Herald Citizen Newspaper; and

WHEREAS, the Putnam County Regional Planning Commission voted on 05/02/23 to amend the Putnam County Subdivision Regulations, and

NOW, THEREFORE, BE IT RESOLVED by the Putnam County Regional Planning Commission as follows:

SECTION I: The Subdivision Regulations for Putnam County, Tennessee as indicated shall be amended as follows:

Article III, the language in Section D(4) is hereby deleted and replaced with the following:

4. Building Setback Lines and Side Yards [amended 5/2/23]
 - a. The minimum depth of building setback lines from the abutting street right-of-way boundary shall be as follows:
 - Arterial Streets: The greater of 90 ft as measured from the road centerline or 50 ft from the edge of the right-of-way.
 - Collector Streets: The greater of 75 ft as measured from the road centerline or 45 ft from the edge of the right-of-way.
 - Local Streets: The greater of 55 ft as measured from the road centerline or 30 ft from the edge of the right-of-way.
- Minimum setback lines from all other (non-street) lot lines shall be 10 ft.

SECTION II: This amendment shall become effective following adoption by the planning commission:

Chairman, Putnam County Regional Planning Commission

Date

ATTEST:

Secretary, Putnam County Regional Planning Commission

Date

AMENDMENT 2023-005

AN AMENDMENT TO THE PUTNAM COUNTY SUBDIVISION REGULATIONS REGARDING SUBMITTAL OF PLATS

WHEREAS, as stated under *Section 13-3-403* of the *Tennessee Code Annotated*, inclusive, authorizes the Putnam County Regional Planning Commission to revise the Subdivision Regulations that will protect the health, safety, and welfare of the general public; and

WHEREAS, a revision of the subdivision regulations is sometimes required because of changes to state law and/or because of Supreme Court of Tennessee or Supreme Court of the United States rulings; and

WHEREAS, a revision of the subdivision regulations can be made to clarify the regulations; and

WHEREAS, a public hearing was held on 05/02/2023, with public notice of public hearing published on 03/31/2023 in the Herald Citizen Newspaper; and

WHEREAS, the Putnam County Regional Planning Commission voted on 05/02/23 to amend the Putnam County Subdivision Regulations, and

NOW, THEREFORE, BE IT RESOLVED by the Putnam County Regional Planning Commission as follows:

SECTION I: The Subdivision Regulations for Putnam County, Tennessee as indicated shall be amended as follows:

Article II, the following is added:

4. The submittal deadline for plats and other items to be considered by the planning commission shall be 4:00 PM on the 15th day of the previous month, next business day if the 15th is a weekend or holiday. [amended 5/2/23]

SECTION II: The Subdivision Regulations for Putnam County, Tennessee as indicated shall be amended as follows:

Article II, the first paragraph in Article II, B.1 shall be replaced with the following language:

1. Prior to the submittal deadline for the planning commission meeting at which it is to be considered, the subdivider shall submit to the Staff Planner of the Planning Commission one (1) digital copy (as a pdf). This plat is to be drawn to a scale of 100 feet per inch except as authorized in the following paragraph. The developer shall bring five (5) full size copies of the plat to the planning commission meeting. [amended 5/2/23]

SECTION III: The Subdivision Regulations for Putnam County, Tennessee as indicated shall be amended as follows:

Article II, the first paragraph in Article II, C.5 shall be replaced with the following language:

5. Prior to the submittal deadline for the planning commission meeting at which it is to be considered, the subdivider shall submit to the Staff Planner of the Planning Commission one (1) digital copy (as a pdf). This plat is to be drawn to a scale of 100 feet per inch except as authorized in the following paragraph. The developer shall bring five (5) full size copies of the plat to the planning commission meeting. At this time all street profiles or other plans that may have been required shall be submitted to the Planning Commission. [amended 5/2/23]

SECTION II: This amendment shall become effective on July 1, 2023 following adoption by the planning commission:

Chairman, Putnam County Regional Planning Commission

Date

ATTEST:

Secretary, Putnam County Regional Planning Commission

Date

AMENDMENT 2023-006

AN AMENDMENT TO THE PUTNAM COUNTY SUBDIVISION REGULATIONS REGARDING PLAT CERTIFICATES REQUIRED ON PLATS

WHEREAS, as stated under *Section 13-3-403* of the *Tennessee Code Annotated*, inclusive, authorizes the Putnam County Regional Planning Commission to revise the Subdivision Regulations that will protect the health, safety, and welfare of the general public; and

WHEREAS, a revision of the subdivision regulations is sometimes required because of changes to state law and/or because of Supreme Court of Tennessee or Supreme Court of the United States rulings; and

WHEREAS, a revision of the subdivision regulations can be made to clarify the regulations; and

WHEREAS, a public hearing was held on 05/02/2023, with public notice of public hearing published on 03/31/2023 in the Herald Citizen Newspaper; and

WHEREAS, the Putnam County Regional Planning Commission voted on 05/02/23 to amend the Putnam County Subdivision Regulations, and

NOW, THEREFORE, BE IT RESOLVED by the Putnam County Regional Planning Commission as follows:

SECTION I: The Subdivision Regulations for Putnam County, Tennessee as indicated shall be amended as follows:

In Article II.C.15, the following is added:

- d. Certificate for Lots Fronting County Road
- e. Certification of Property address.

SECTION II: The Subdivision Regulations for Putnam County, Tennessee as indicated shall be amended as follows:

In Appendix B, the language in Certificate 5 shall be replaced with the following language:

5. CERTIFICATE FOR LOTS FRONTING COUNTY ROAD

I hereby certify that the subdivision as shown hereon is served by a county road and surface widths and rights-of-way are appropriate.

Date

Putnam County Road Supervisor

SECTION III: This amendment shall become effective following adoption by the planning commission:

Chairman, Putnam County Regional Planning Commission
ATTEST:

Date

Secretary, Putnam County Regional Planning Commission

Date

ITEM 5: REVIEW OF APPROVED PRELIMINARY PLATS

- **Mountain Brooke Subdivision Preliminary Plat**, Vick Surveying. Conditional preliminary approval 12/8/2020.
- **Glen Oaks Preliminary Plat**, Whittenburg Surveying. Conditional preliminary approval 6/1/2021. Phase I was a single lot approved administratively. Phase II remaining. Planning Director Rush reported Mr. Leonard may re-package this property.
- **Pippin Estates Preliminary Plat**, Maples Surveying. Conditional preliminary approval 12/7/2021. Phase II remaining.
- **Beechtree Park Preliminary Plat**, Vick Surveying. Conditional preliminary approval 6/7/2022.
- **Cane Creek Farms Preliminary Plat**, Batson, Himes, Norvell & Poe Surveying. Conditional preliminary approval 6/7/2022.
- **Brownstone Estate Preliminary Plat**, Clinton Surveying. Conditional preliminary approval 10/4/2022.
- **Watermark Subdivision Preliminary Plat**, Maples Surveying. Conditional preliminary approval 3/7/2023.

ITEM 6: ACCEPTANCE OF NEW STREETS:

- None

ITEM 7: OUTSTANDING LETTERS OF CREDIT:

- Autumn Woods (two \$70,000 LOC for the road and one \$15,000 for electric)
- Forsythia Farms (\$225,000.00 for the roads) (Planning Commission Engineer Rinks stated that the developer plans to pave the roads in this subdivision within the next few weeks, weather permitting.)

ITEM 8: ADMINISTRATIVELY APPROVED PLATS:

A. RE-DIVISION OF LOT 1 OF SCOTT DAVENPORT DIVISION, MAPLES SURVEYING

This plat was to create one 4.68-acre lot on Burgess Mill Rd from parcel 095-11.04 with more than 5 acres remaining.

B. LOTS 46A AND 46 REVISED, THE BLUFFS AT CUMBERLAND COVE SUBDIVISION, MEDDERS SURVEYING

Revised boundary between lot 46 (105L-A-046.00) and 46A (105L A 046.01). Now lots are 0.66 acre and 0.67 acre respectively.

C. BARRY DWAYNE & MYRA ELIZABETH BUNN DIVISION, WHITTENBURG SURVEYING

Created one 0.91 acre lot on Nashville Highway from 035-050.00 with more than 5 acres remaining.

D. SILVER POINTE CHURCH OF CHRIST AND DAVID CLEMONS LOT LINE ADJUSTMENT, WHITTENBURG SURVEYING

Changed boundary line between the church (091M-A-001.00) and David Clemons (091M-A-002.00) to mitigate a driveway encroachment on Smithville Hwy.

E. SMUIN & MILLER LOT LINE ADJUSTMENT, WHITTENBURG SURVEYING

Changed boundary line between the Smuin (039-060.00) and Miller (039-060.02) to mitigate a driveway encroachment on Benton Young Rd.

F. DOUGLAS AND WENDY DOORNINK DIVISION, WHITTENBURG SURVEYING

Created one 2.08-acre lot at the corner of Shipley Rd and Dalton Lane from 017-053.00 with more than 5 acres remaining.

G. KYLE AND SHERRY ANDERSON PROPERTY, VICK SURVEYING

Created one 1.63-acre lot on Bennett Rd from parcel 085-015.01 with more than 5-acres remaining.

H. CHANSE HERRON DIVISION, VICK SURVEYING

Created one 1.90-acre lot on Baxter Rd from parcel 063-138.01 with more than 5-acres remaining.

I. SHAWN RAE JORDAN SUBDIVISION, VICK SURVEYING

Line amendment between adjoining lots at the corner of Bunker Hill Rd (110-026.05) and Tanasi Trail (110-026.01).

ITEM 9: SUBDIVISION PLATS:

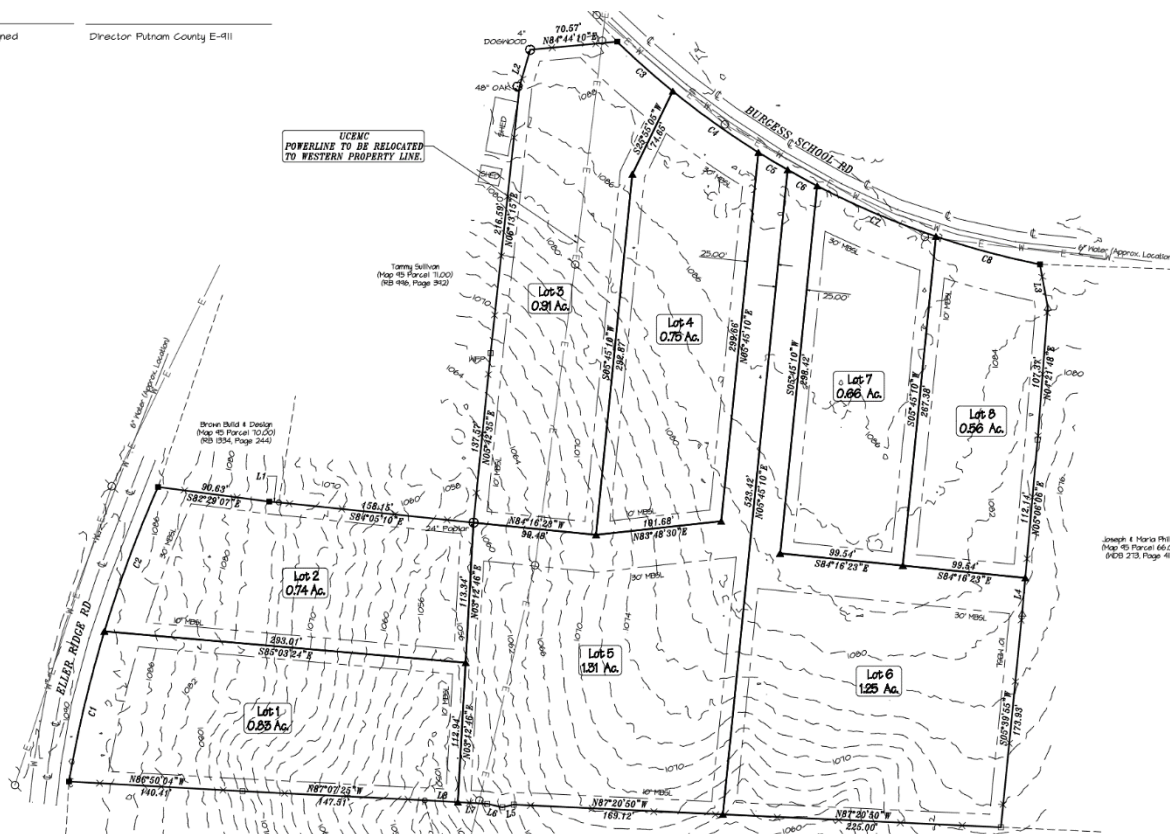
A. ELLER RIDGE DIVISION PRELIMINARY PLAT, CLINTON SURVEYING

The plat is to create eight lots from parcel 095-069.00. Six lots will front on Burgess School Road with 2 of those being flag lots. Two lots will front on Eller Ridge Road. To get fire protection due to the shape of the original parcel, two fire hydrants will be required. [TN Property Map.](#)

The plat will require a variance on the number of flags in a subdivision. The subdivision regulations permit a maximum of 10% of lots to be flag lots. This plat has 25% of the lots being flag lots. A fire hydrant is located at intersection of Eller Ridge and Burgess School Roads, but may not be within 500 feet of Lots 1 and 2. Staff recommended a drainage easement be shown in low area back of Lots 1 and 2. Dave Mattson moved to approve the preliminary plat with a variance on the number of flag lots. Motion was seconded and approved unanimously.

Signed _____

Director Putnam County E-911

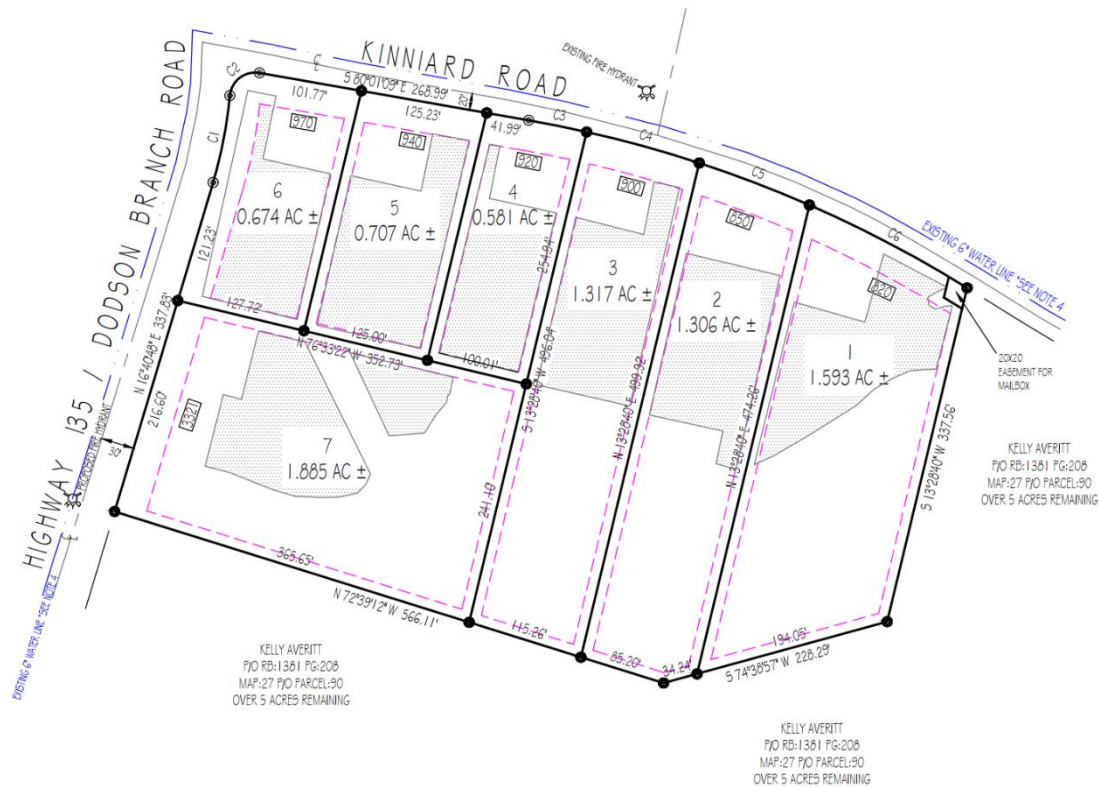


B. KELLY AVERITT DIVISION FINAL PLAT, MAPLES SURVEYING

This final plat consists of 8 lots on 8.064 acres on Dodson Branch Rd (Hwy 135) and Kinniard Rd. from parcel 027-090.00. There is an existing hydrant shown on the plat on Kinniard Rd and a proposed hydrant on Dodson Branch Rd. Lots will range from 0.561 acres to 1.235 acres. The tract has approximately 90 acres remaining. They lost one lot from the preliminary due to soil conditions.

Planning Director Rush stated that Mr. Averitt has approval from TDOT for 2 driveways on Hwy 135, one for each of the lots that were originally shown on the plat. Since one of these lots was lost due to poor soils, lot 7 will have two approved driveway locations. This letter from TDOT will need to be scanned and added to the plat. Some certificates were missing from the plat and several lot stakes were missing in the field. Dale Moss moved to approve the final plat with the letter being added, plat certificates added, lot stakes installed and subject to signatures. Motion was seconded and approved unanimously.

<https://tnmap.tn.gov/assessment/?GISLink=071027++++09000>



ITEM 10: Other Business:

- **By-Laws Amendment:** Pursuant to an amendment to TN Sunshine laws, we are required to allow public comment. This amendment will address that and set rules for public comment.

Planning Director Rush presented the following amendment to the by-laws to address adding the public comments.

AMENDMENT 2023-007

AN AMENDMENT TO THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION BY-LAWS WITH REGARD TO PUBLIC COMMENTS

WHEREAS, sometimes the Legislature of the State of TN will adopt legislation that changes aspects of planning conduct, such as open meetings and notice deadlines, and so forth, and

WHEREAS, Public Chapter 300, 2023, amends the Open Meetings Act, Tennessee Code Annotated, Section 8-44-101, et seq., and

WHEREAS, the Putnam County Regional Planning Commission voted on _____ to amend the By-Laws of the Putnam County Regional Planning Commission, and

NOW, THEREFORE, BE IT RESOLVED by the Putnam County Regional Planning Commission as follows:

SECTION I: The By-Laws of the Putnam County Regional Planning Commission as indicated shall be amended by adding a new section as follows:

SECTION 14. PUBLIC COMMENT AT PLANNING COMMISSION MEETINGS

1. The Planning Commission will reserve a period for public comment to provide the public with the opportunity to comment on matters that are germane to items on the agenda for the meeting. Public comment will be limited to comments that are only relevant to the items on the Agenda for the Planning Commission.
2. Each individual wishing to make a public comment before the Planning Commission will be allowed two (2) minutes to address the Commission. In the sole discretion of the Chairman, the time for addressing the Planning Commission may be reasonably extended.
3. The Planning Commission shall only allow three (3) speakers to make public comments at any one session.
4. Any individual wishing to address the Planning Commission must contact the Putnam County Planning Director five (5) days prior to the meeting in question to request an opportunity to address the Commission.

SECTION II: SECTION 8 PROCEDURES: By-Laws of the Putnam County Regional Planning Commission shall be amended as follows:

- A. At any regular meeting of the Planning Commission, the following shall be the regular order of business:
 1. Call to Order and Roll Call
 2. Approve Agenda
 3. Approve Minutes of Previous Meeting
 4. Public Comment on Agenda Items
 5. Review of Approved Preliminary Plats
 6. Outstanding Letters of Credit
 7. Acceptance of New Streets
 8. Report on Administratively Approved Plats
 9. Subdivision Plats

10. Other Business

11. Staff reports

- Report from Chairman
- Report from Planning Commission Engineer
- Report from Planning Director
- Report from Other Members

12. Adjournment or Recess

SECTION III: This amendment shall become effective following adoption by the planning commission:

Chairman, Putnam County Regional Planning Commission

Date

ATTEST:

Secretary, Putnam County Regional Planning Commission

Date

After some discussion, it was decided to wait to see what the county commission adopts and look at that before adopting anything. Until then, the chairman will allow public comments at his discretion.

ITEM 12: STAFF REPORTS

- Report from Chairman: None
- Report from Planning Commission Engineer: None
- Report from Planning Director: None
- Report from other Members: None

ITEM 13: ADJOURNMENT

With no further business to discuss, the meeting was adjourned by mutual consent.

Chairman

Date

Secretary

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEEDS RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACE AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION.

DATE _____ LICENSED SURVEYOR _____

CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHT-OF-WAYS ARE APPROPRIATE.

DATE _____ PUTNAM COUNTY ROAD SUPERVISOR _____

CERTIFICATE OF THE APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY/DESIGNEE, PLANNING COMMISSION _____

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C0275D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

CURVE TABLE

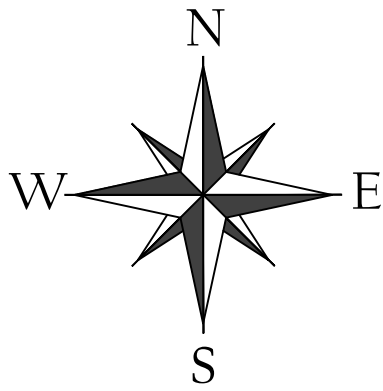
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2374.44'	41.89'	41.89'	S 87°06'44" E	1°00'39"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°00'23" W	102.40'
L2	N 18°54'59" E	51.84'
L3	N 27°42'45" E	30.26'
L4	N 49°57'14" E	67.48'
L5	N 46°16'11" E	58.87'
L6	N 24°49'34" E	75.86'
L7	N 14°35'12" E	66.08'

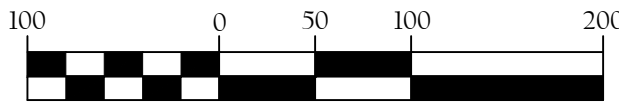
SPECIAL NOTE

L&N IS CURRENTLY THE HOLDER OF THE RAILROAD RIGHT-OF-WAY EASEMENT SHOWN HEREON. G. HARDING ROAD IS A COUNTY ROAD AND IS LISTED ON THE OFFICIAL 2023 PUTNAM COUNTY ROAD INVENTORY. FUTURE PURCHASERS OF THE PROPERTY LOCATED ON THIS PLAT SHOULD BE AWARE OF THE CO-LOCATION OF THESE ITEMS AND ARE ENCOURAGED TO CONDUCT ALL DUE DILIGENCE RELATED TO THE ROADS, EASEMENTS, AND PROPERTY THEREON.

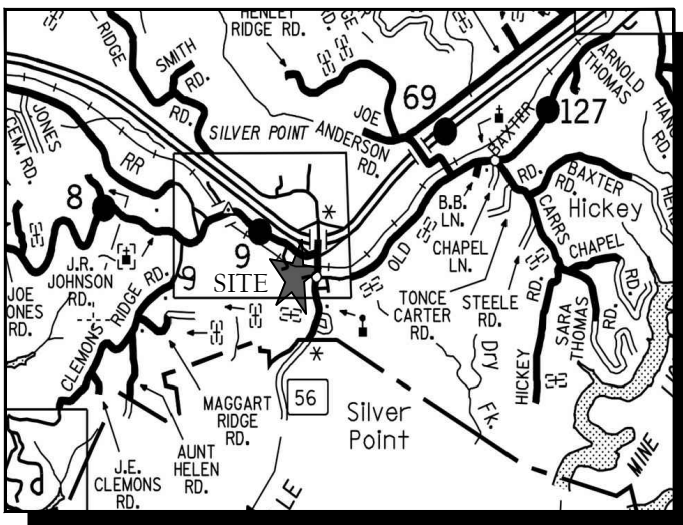


TNSPC: TN-4100

GRAPHIC SCALE



(IN FEET) 1 inch = 100' ft.



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

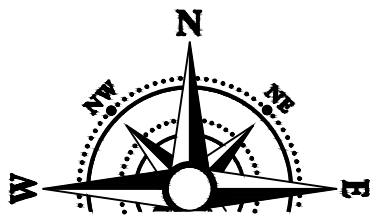
BEING A PORTION OF PARCEL 3.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 091M-A.

DEED REFERENCE

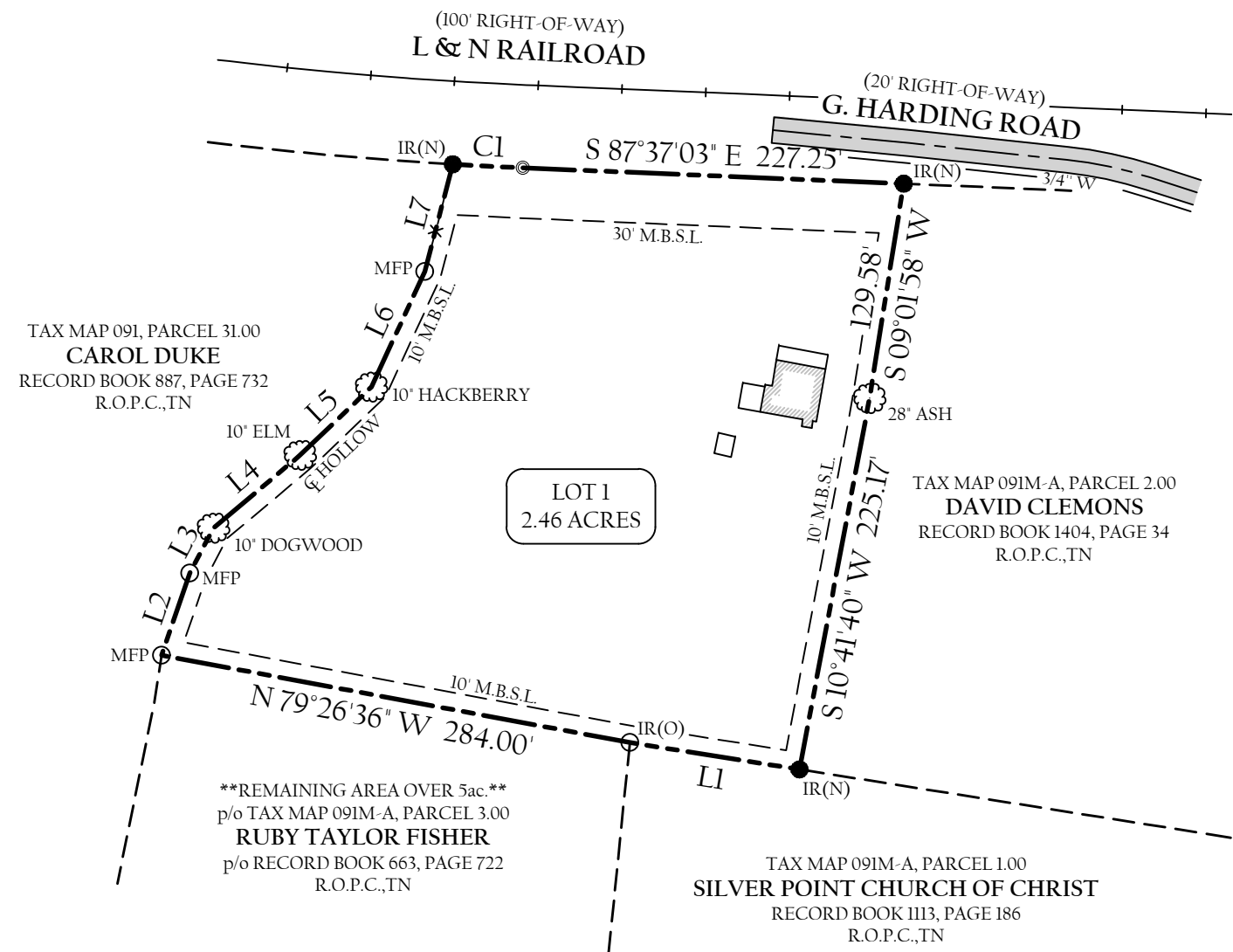
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RUBY TAYLOR FISHER, OF RECORD IN RECORD BOOK 663 PAGE 722, R.O.P.C., TN.



IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW



WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000



LEGEND

- IR(O) IRON REBAR (OLD)
- IR(N) 1/2" IRON REBAR (NEW)
- NON-MONUMENTED POINT
- MFP METAL FENCE POST
- TREE
- UTILITY POLE
- x— FENCE LINE
- w— WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- ASPHALT SURFACE

TOTAL AREA = 2.46 ACRES±

FINAL SUBDIVISION PLAT
RUBY TAYLOR FISHER DIVISION

13th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	2.46
NUMBER OF LOTS:	1	JOB NUMBER:	22-311
PARCEL #:	p/o MAP 091M-A, PARCEL 3.00	DATE:	12-15-2022
ADDRESS:	13060 G. HARDING ROAD	SCALE:	1"=100'

OWNERS

RUBY TAYLOR FISHER
110 FISHER AVENUE
CARTHAGE, TN. 37030

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, SIDEWALKS, AND PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE NOTED.

DATE _____ OWNER'S SIGNATURE _____

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHTS-OF-WAY ARE APPROPRIATE.

DATE _____ PUTNAM COUNTY ROAD SUPERVISOR _____

I HEREBY CERTIFY THAT THE WATER LINES SHOWN HEREON ARE IN PLACE.

DATE _____ UTILITY DISTRICT MANAGER _____

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREAFTER, THE PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

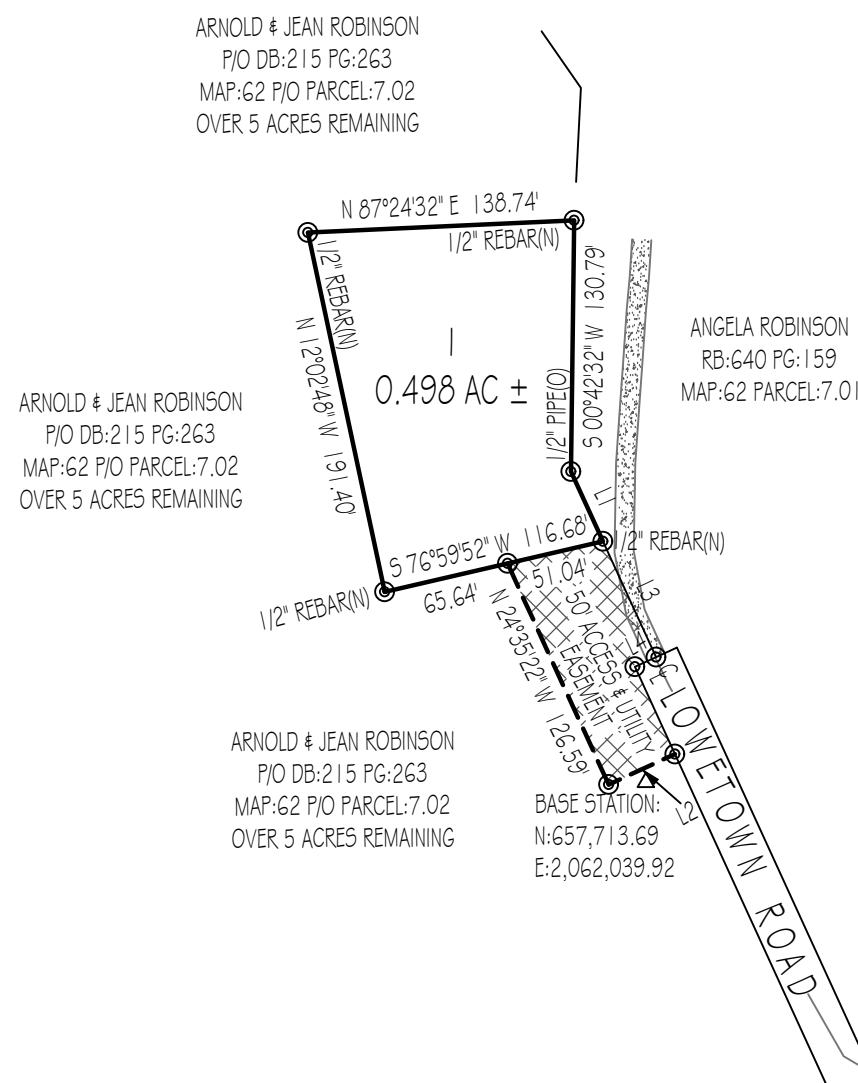
DATE _____ DIRECTOR, PUTNAM COUNTY E-911

LINE	BEARING	DISTANCE
L1	S 24°34'33" E	40.06'
L2	S 65°24'38" W	38.00'
L3	S 24°35'22" E	66.34'
L4	S 65°24'38" W	12.00'

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION.

DATE _____ LICENSED SURVEYOR _____

AREA RESERVED FOR
SOILS RESTRICTIONS

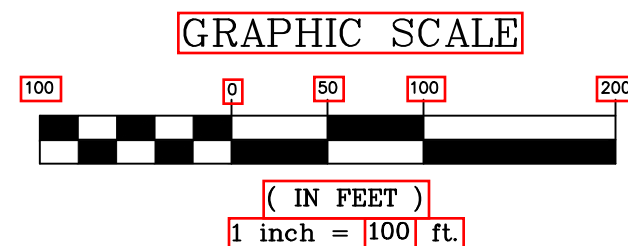


I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY / DESIGNEE, PLANNING COMMISSION _____

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- A: POSITIONAL ACCURACY - 0.05 FEET
- B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
- C: DATES OF SURVEY - 06/28/2023
- D: DATUM/EPOCH - NAD83 (2011) EPOCH: 2010.0000
- E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
- F: GEOID MODEL - GEOID 2018
- G: COMBINED GRID FACTOR(S) - 0.99991798
- H: CONVERGENCE ANGLE - 0° 11' 18"



(N)	(NEW)
(O)	(OLD)
C	CENTERLINE

FINAL PLAT FOR

ARNOLD & JEAN ROBINSON DIVISION

PRESENTED TO
PUTNAM COUNTY PLANNING COMMISSION

DEVELOPER: LISA ROBINSON	SURVEYOR: ALLEN MAPLES LAND SURVEYING	17TH CIVIL DISTRICT, PUTNAM COUNTY, TN
ADDRESS: 2501 LOWETOWN ROAD	ADDRESS: 38 MAYBERRY STREET	ACREAGE SUBDIVIDED: 0.498 AC ±
BAXTER, TN 38544	SPARTA, TN 38583	P/O RB:215 PG:263
TELEPHONE: (931) 265-2648	TELEPHONE: (931) 837-5446	TAX MAP:62 P/O PARCEL:7.02
DRAWING #23-176 C	SCALE: 1"= 100'	DATE: 06/28/2023 NUMBER OF LOTS: 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, SIDEWALKS, AND PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE NOTED.

DATE OWNERS SIGNATURE

DATE OWNERS SIGNATURE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION.

DATE LICENSED SURVEYOR

CERTIFICATE FOR LOTS FRONTING COUNTY ROAD

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY ROAD AND RIGHTS-OF-WAY ARE APPROPRIATE.

DATE PUTNAM COUNTY ROAD SUPERVISOR

CERTIFICATION OF PROPERTY ADDRESS

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREAFTER, THE PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

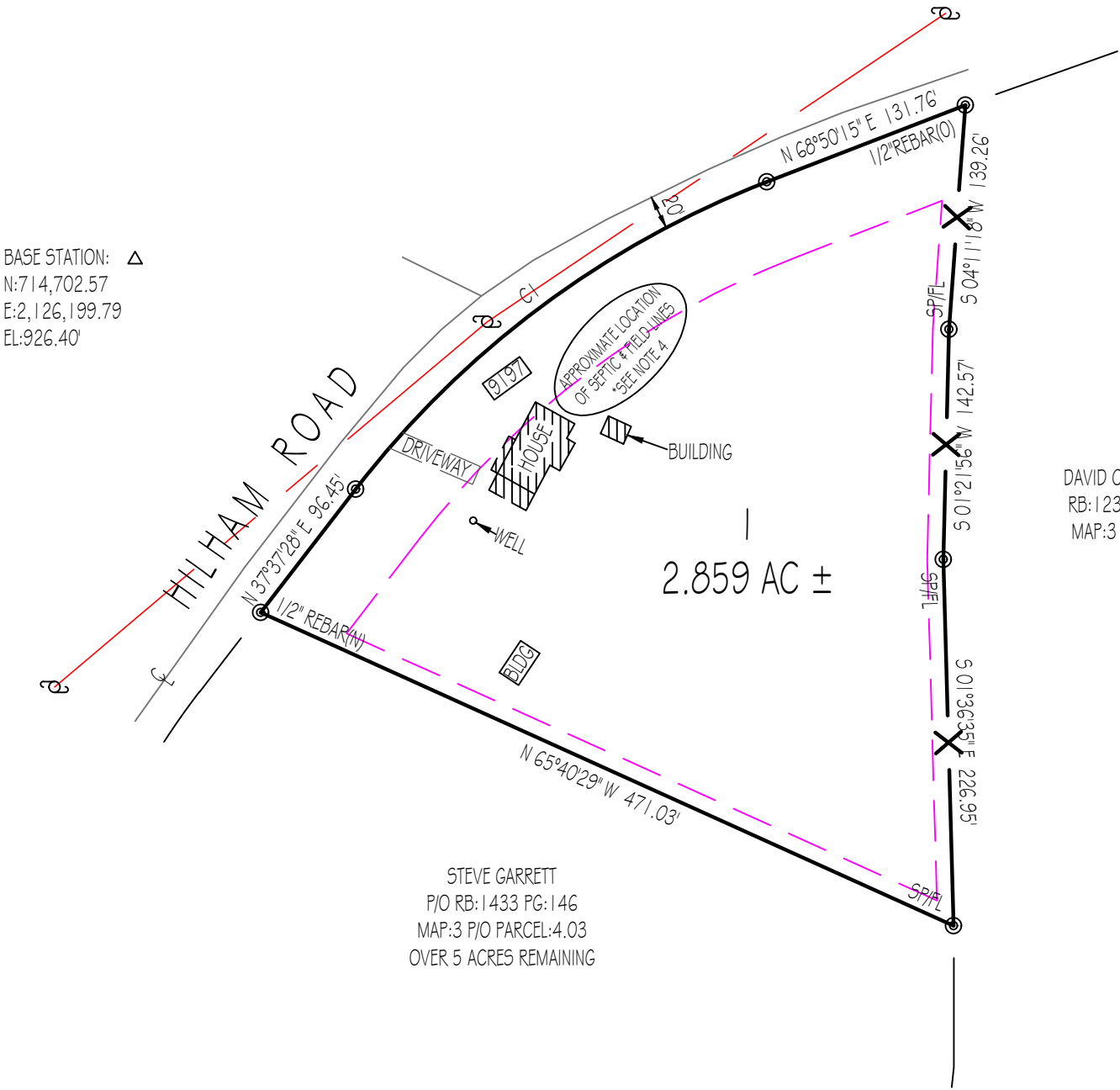
DATE DIRECTOR, PUTNAM COUNTY E-911

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE SECRETARY / DESIGNEE, PLANNING COMMISSION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	590.82'	321.86'	317.90'	N 53°13'52" E	31°12'47"

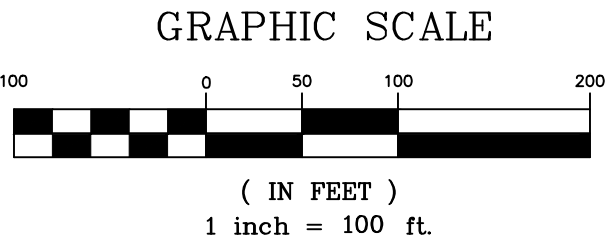


DAVID CODY DUNN
RB:1234 PG:428
MAP:3 PARCEL:5

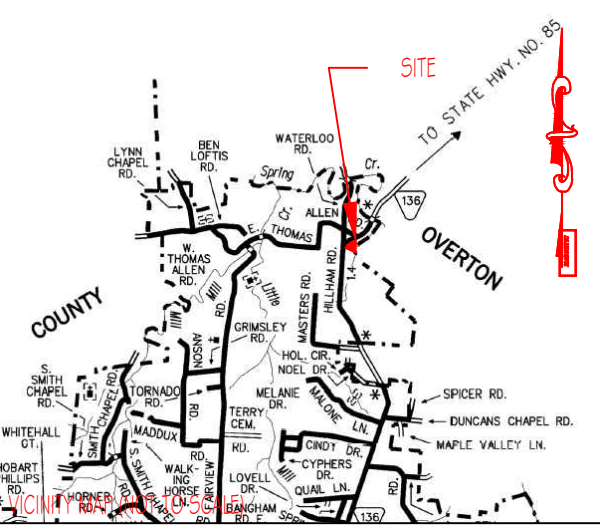
STEVE GARRETT
P/O RB:1433 PG:146
MAP:3 P/O PARCEL:4.03
OVER 5 ACRES REMAINING

GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A: POSITIONAL ACCURACY - 0.05 FEET
B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
C: DATES OF SURVEY - 07/13/2022
D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000
E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
F: GEOID MODEL - GEOID 2018
G: COMBINED GRID FACTOR(S) - 0.99994116
H: CONVERGENCE ANGLE - 0°18'48"



LEGEND	
(N)	(NEW)
(O)	(OLD)
C	CENTERLINE
PP	POWER POLE
FL	FENCE LINE
SP	STEEL POST



NOTES:

- 1.THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- 2.THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- 3.THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47141C0050D, EFFECTIVE MAY 16, 2007.
- 4.INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
- 5.MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 50' (ARTERIAL)
SIDE: 10'
REAR: 10'

FINAL PLAT FOR

STEVE GARRETT DIVISION

PRESENTED TO
PUTNAM COUNTY PLANNING COMMISSION

DEVELOPER: STEVE GARRETT	SURVEYOR: ALLEN MAPLES LAND SURVEYING	15TH CIVIL DISTRICT, PUTNAM COUNTY, TN
ADDRESS: 446 LOST TREE LANE	ADDRESS: 38 MAYBERRY STREET	ACREAGE SUBDIVIDED: 2.859 AC ±
KNOXVILLE, TN 37934	SPARTA, TN 38583	P/O RB:1433 PG:146
TELEPHONE: (931) 260-3202	TELEPHONE: (931) 837-5446	TAX MAP:3 P/O PARCEL:4.03
DRAWING #22-158 C	SCALE:1"=100'	DATE: 07/12/2023 NUMBER OF LOTS: 1

